



Symonds
& Sampson

Pitmans Lane
Morcombelake, Bridport

Pitmans Lane

Morcombelake

Bridport

DT6 6EB

Detached four bedroom bungalow with panoramic country views.



- Generous accommodation
- Recently updated and improved throughout
 - Elevated position
- Wonderful far reaching views

Guide Price £600,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

The property occupies an elevated position with a wealth of accommodation which has been subject to a programme of renewal and improvement under the current ownership. Its elevated position provides wonderful far reaching views over the rolling Dorset countryside into the Marshwood Vale and towards Charmouth and the sea.

ACCOMMODATION

The accommodation is unusually spacious and is orientated towards the views that look south and west, further enhancing the feeling of light and space within the property. The principal open plan living area stretches across the rear taking in the best of the views, with a sitting area to one end with a woodburning stove as its focal point and a dining area to the other. The kitchen has been tastefully modernised, and is fitted with a range of base units with a central island and space for appliances. Adjacent is a large utility room with a door out onto the garden at one end and a door into the garage to the other, with a cloakroom to one corner. There are two double bedrooms on the ground floor served by a shower room. On the first floor are two further double bedrooms taking in the wonderful views, with a window seat to one of the bedrooms. These rooms share a contemporary shower room.

OUTSIDE

To the front of the house there is a large area of driveway providing turning and parking for a number of cars and access to the garage and a gated gravel laid side access to the rear, a south-west facing garden with a paved terrace, ideal for sitting out in the summer months, below which is a large area of lawn with vegetable beds with mature herbaceous planted borders. Beyond here is a more wild area ideal for encouraging wildlife on this 1/3 of an acre plot.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage to a septic tank (replaced in 2024). Broadband: Superfast broadband is available. Mobile phone coverage: Network coverage is mostly good indoors and good outdoors. (<https://www.ofcom.org.uk>) Dorset Council: 01305 251010 Council Tax band: E.

SITUATION

The property lies in the village of Morcombelake, which has a well stocked farm shop. The sea is accessible at Chideock and Charmouth, with walking along the coast path. The market town of Bridport lies approximately 4 miles to the East. Bridport has a history of rope-making and is now a

gateway to the Jurassic World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

DIRECTIONS

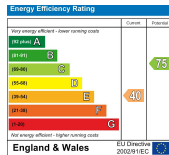
What3Words:///shudders.intricate.driveways



Pitmans Lane, Morcombelake, Bridport

Approximate Area = 1875 sq ft / 174.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 887232



Bri/SVA/070525



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT